

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: February 9, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Julian called the meeting to order at 7:03 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, absent; Lisa McCauley, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 02-21 Carlstrom Residence 621 South Grove Avenue (Historic) Compliance

Petitioner: Jim Carlstrom, Owner

Mr. Julian swore in those present who wished to speak.

Mr. Carlstrom comes before the ARC for compliance review for his property at 621 South Grove Avenue.

Ten points from the staff report were reviewed for compliance:

Front Door: The front door features an arch and that varies from the approved plans.

Mr. Coath does not feel the door is offensive.

Ms. Troy agreed it is a nice door but feels it is not the best choice for this house. She does not think it warrants removal.

Mr. Julian asked the commission if they are all ok with leaving the door as is. All are in agreement that door is acceptable.

Railing: The front porch is missing a railing. When the proposed plans were approved a railing was required due to the elevation.

Mr. Carlstrom stated that he built the house into the ground which lowered its elevation therefore a railing is no longer required.

Mr. Wallace stated that staff does not believe a railing is required by code.

Mr. O'Donnell stated that though it is not required the house looks incomplete without it.

Mr. Coath stated also that he believes it would enhance the home but he wouldn't make it a requirement.

Mr. Julian asked for a consensus about the railing. The commission agreed it is acceptable without the railing.

Chimney: The chimney is missing projecting brick detailing. The staff report states that some commissioners mentioned that brick projections were not done in the year they were replicating and it does not look good.

Ms. Troy stated that this is a tough detail to fix. Also, it is not visible from the street.

Mr. Carlstrom stated that the original on the plans was a massive chimney and that his architect added in the projections on the plans. Mr. Carlstrom suggested adding some randomly placed cut stone to the chimney to remedy the situation.

Mr. O'Donnell feels the chimney does not comply but added there is no real solution.

The consensus was to leave the chimney as is.

Windows: The approved plans show four-over-one windows and the windows used are three-over-one.

Mr. Julian asked for consensus on the windows. All agreed that the three-over-one windows are acceptable.

Oval Windows: Two oval windows installed in the home have faux grills on them. Faux grills are not accepted in the Historic District.

Ms. Troy asked if the muntin is removable.

Mr. Carlstrom replied that it is removable.

Mr. O'Donnell stated that no grill is better than a faux grill.

Mr. Julian asked if the grill was between the glass or behind it.

Mr. Carlstrom stated it is behind the glass.

Ms. Troy stated it would look better without the grill.

Mr. Julian suggested seeing what is available as a replacement.

Mr. Carlstrom agreed he would do that. He stated he will look into a custom window to replace the oval windows.

Mr. Julian said they will leave it open until he has different options for the oval windows.

Vertical Board Skirting: Vertical board skirting has been placed below the front porch where the approved plans call for brick veneer.

Mr. Carlstrom stated the ARC originally wanted a wood skirt but the brick veneer was found to be acceptable. He added that by looking at homes in a similar style he found that brick was not used so he installed the wood skirt.

Mr. Coath stated that he prefers wood.

Mr. O'Donnell added that he is ok with it the way it is.

Mr. Julian asked if it is tongue and groove.

Mr. Carlstrom stated it is composite board.

It is the consensus that the vertical board skirting is acceptable.

Turret: The turret has been altered such that the panels no longer exist at the base of the windows. Also, the approved plans show the turret having two different sized windows and the turret has been built with uniform size windows.

Ms. Troy stated she thinks it looks better as built than in the original drawings.

Mr. Julian asked if all agreed with that and if the consensus is that it is acceptable as is.

All agreed it is acceptable.

Crown Molding: Crown molding has been added to the first floor windows. Crown molding was not on the approved plans nor is it mentioned in the COA.

Mr. Carlstrom stated at the last meeting the crown molding was shown on the mock up. He added he was told to remove the apron and leave the sill.

Mr. Coath stated he is ok with it.

Mr. Julian asked for a consensus. The consensus is that the ARC is ok with the crown molding.

Vertical Muntin: A vertical muntin has been added to the bay window on the south elevation.

Mr. Coath suggested making the window look like a double hung instead.

Mr. Carlstrom stated that he could do that.

Mr. Julian stated the window would then look like a two-over-one. Mr. Carlstrom should bring that proposed detail to Jim Wallace

Porch Light Fixture: The light fixture next to the front door is missing.

Mr. Carlstrom explained that he installed recessed can lighting on the porch instead of one porch light. He added it is more symmetrical and he prefers it that way.

Mr. Coath stated that he does not feel the house is that symmetrical. He added a porch light would be a more expected and appealing feature.

Mr. Carlstrom suggested switching out one of the can lights for a hanging light fixture on the porch.

Mr. O'Donnell stated that would be a good idea.

Mr. Carlstrom will bring in a few samples to Mr. Wallace for approval.

A condition (#11) was also added for brackets to be added on the north elevation.

Mr. Carlstrom is to have all final details for the changes discussed in by April 1, 2006 and will be ready to come before the ARC again on April 13, 2006.

Approval of Minutes

Meeting minutes from January 26, 2006 were reviewed. One change was noted.

Ms. Troy made a motion to approve the minutes from January 26, 2006 with the change noted. Mr. Coath seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

Planner's Report

Mr. Wallace presented the Planner's Report.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. O'Donnell seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 8:25 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission